

20.15. INDUSTRIAL LAND USE DISTRICTS

20.15.05. Campus Industrial Districts: CI

1. **Purpose.** The Campus Industrial or "CI" District is intended to provide areas for combining of light manufacturing, office and limited retail uses in an "employment activity center" concept.
2. **District Standards and Uses.** CI Districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and their accessory uses are permitted:

1. Transit stations and stops exclusive of terminals or transit storage areas.
2. Railroad tracks and facilities such as switching yards, spur or holding tracks and freight depots, but not within 200 feet of a residential zone.
3. Accessory uses and structures to a particular permitted use, including administrative offices.
4. Public parks and recreational facilities, exclusive of spectator sports facilities.
5. Up to 100 percent of the land area in a Development Control Area may provide for manufacturing, assembly, fabricating, processing, packing, storage and wholesale and distribution activities. These uses shall meet all of the following restrictions:
 - a. Activities are entirely enclosed within a building or structure whose appearance is compatible with normal industrial or office building design.
 - b. Odors, noise, vibrations or other emissions are controlled within the confines of the building or structure.

20.15.05.2.A.5.

- c. Are not for servicing or use by the general public.
 - d. Do not entail outdoor storage of raw materials or finished products.
 - e. Do not entail movement of heavy equipment on and off the site, except truck deliveries.
 - f. Do not involve bringing live animals or the waste or by product of dead animals to the site. [ORD 4071; October 1999]
 - g. Do not involve outdoor testing of products or processes on the site.
 - h. Do not involve highly combustible, explosive or hazardous materials or waste.
 - i. Examples of uses which normally meet all of the above characteristics include but are not limited to: printing, publishing and allied arts, communications equipment, electronic components, measuring, analyzing and controlling instruments manufacturing.
6. Up to 60 percent of the land area in a Development Control Area may be devoted to uses which provide office employment activities and/or services to employees and establishments within an industrial park, including:
- a. General Administrative offices of public agencies, industries and commercial businesses, excluding services offered on premises to individuals or the general public.
 - b. Services to businesses, including advertising, personnel services, building maintenance services, data processing and accounting.
 - c. Technical, professional, vocational and business schools except public elementary, secondary or full curricula colleges and universities.

20.15.05.2.A.6.

- d. Job training and vocational rehabilitation services.
- e. Child care services. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Nursery Schools, Day or Child Care Facilities.)
- f. Business associations, professional membership organizations, labor unions and similar organizations.
- g. Engineering, architectural and surveying services.
- h. Mail order houses, wholesale or retail, exclusive of on-site sales to the public.
- i. Public utilities and services other than those offering on premises services to individuals or the general public.
- j. Financial Institutions
- k. Privately owned parks and recreational facilities such as golf courses, racquetball or handball clubs, tennis courts or swimming pools exclusive of spectator sports facilities.
- l. Non-commercial, educational, scientific and research organizations including laboratories.
- m. Equipment rental agencies, exclusive of trucks, vehicles or heavy equipment.
- n. Research and development activities.
- o. Industrial and professional equipment and supply stores, including service and repair of same.

20.15.05.2.A.6.

- p. Other uses which in the determination of the Director are within the intent and purpose of the CI District as stated in the Comprehensive Plan and this ordinance, and are intended to serve primarily employees and businesses within a CI District, and only incidentally, the general public. When an interpretation is discretionary, notice shall be provided in accordance with Section 50.40. (ORD 3739)
- 7. Up to 10 percent of the land area in a Development Control Area may be devoted to retail businesses offering products or services. (ORD 3785) Permitted Uses are subject to the following limitations:
 - a. Free standing retail businesses offering products or services that have no more than 15,000 square feet of building area. (ORD 3785)
 - b. A combination of retail business or businesses, offering products or services to the extent that such business or businesses equals less than 40,000 square feet of building area. (ORD 3785)
 - c. Other uses which are in the determination of the Director are within the intent and purpose of the CI district as stated in the Comprehensive Plan and this ordinance area allowed. When an interpretation is discretionary, notice shall be provided in accordance with Section 50.40. (ORD 3785)
- 8. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]
- 9. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]

20.15.05.2.A.

10. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
11. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
12. Up to and including two (2) satellite antennas less than five (5) meters in diameter on one (1) lot [ORD 4248; April 2003]
13. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Heliports. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Aircraft Landing Facilities.)
2. Facilities related to utility distribution, such as substations, water towers, pump stations, other transmission lines or power plants.
3. The following uses may be allowed within the 10 percent of the land area in a Development Control Area which may be devoted to retail businesses offering products or services, (ORD 3785) subject to the following limitations:

20.15.05.2.B.3.

- a. Free standing retail businesses offering products or services that have more than 15,000 gross square feet but less than 60,000 gross square feet of building area. (ORD 3785) [ORD 4186; January 2002]
- b. A combination of retail business or businesses, offering products or services to the extent that such business or businesses equals over 40,000 gross square feet but less than 60,000 gross square feet of building area. (ORD 3785) [ORD 4186; January 2002]
- c. Hotels, and extended stay hotels [ORD 3958, June 1996], subject to the following additional criteria: (ORD 3569)
 - (1) Within a CI District with at least fifty percent of the Development Control Area developed.
 - (2) Site size a minimum of two acres and a maximum of five acres.
 - (3) Vehicular access only from internal streets to the District, not from an abutting arterial or regional traffic route.
 - (4) Signage is allowed as per Section 60.40.35.3 of this code. However, only one freestanding sign, up to 32 square feet per face, 64 square feet for all faces combined or one wall sign up to 64 square feet may orient toward an abutting arterial or regional traffic route.
 - (5) Signage shall not be allowed for auxiliary uses such as restaurants, meeting rooms, etc.
 - (6) Auxiliary uses such as restaurants and meeting rooms shall be designed to meet the needs of the guests of the facility and not the general public.

20.15.05.2.B.3.

d. Bulk retail uses as defined by Chapter 90 are allowed conditionally subject to the following criteria (ORD 3825):

- (1) Bulk retail shall not abut an existing residential zone except in those areas where the abutting residential zone is not developable for residential uses.
- (2) Signs are allowed in accordance with Section 60.40.35.3 of this code. However, only one freestanding sign, up to 32 square feet per face, 64 square feet for all faces combined or one wall sign up to 64 square feet may orient toward an abutting arterial or regional traffic route.
- (3) There will be no more than one Bulk Retail use within any single Development Control Area in the Campus Industrial zone.
- (4) There must be a minimum five-acre lot size to accommodate the use.

[ORD 3975, February 1997]

d. Eating and Drinking Establishments [ORD 4265; September 2003]

4. Construction of a wireless communication facility tower [ORD 4248; April 2003]
5. Attachment of a new wireless communication facility to an existing or new privately-or publicly owned building or structure that does not utilize stealth design [ORD 4248; April 2003]
6. More than two (2) satellite antennas five (5) meters or greater in diameter on one (1) lot [ORD 4248; April 2003]
7. Direct-to-home satellite service having antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

20.15.05.2.

C. Prohibited Uses:

1. Mobile home parks and subdivisions. (ORD 3739)
2. Retail businesses for which equipment or products are stored or displayed outdoors. (ORD 3785)
3. Automotive services, Minor or Major.
4. Eating or drinking establishments with drive-through windows.

D. Use Restrictions:

reserved. (not currently specified in Development Code.)

E. District Requirements:

1. The Minimum Area for a new Zoning District is 25 acres.

In instances involving annexation, the Director may authorize a minimum district area of less than 25 acres when it is determined that abutting land outside the City has a similar land use designation and that the area will develop as an employment center. For requests involving zone amendments, Council may approve a minimum district area of less than 25 acres when a similar determination is made. However, for purposes of determining the applicable Development Control Area, only that land area actually within the City shall be considered. (3475)

2. There is no Maximum Area for a new Zoning District.

20.15.10. Industrial Park Districts: IP

1. **Purpose.** The Industrial Park District or “IP” District is intended to provide sites for manufacturing, distribution and industrial uses.
2. **District Standards and Uses.** IP Districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and their accessory uses are permitted:

1. Manufacturing, fabricating, processing, packing or storage except the uses detailed in C.1. and C.2., which are prohibited in the districts.
2. Wholesale and distributive activities.
3. Public services or utility uses, including vehicle storage and, incidental service and repair. [ORD 4093; March 2000]
4. Research laboratory.
5. Public parks, parkways, recreation facilities, trails and related facilities.
6. Administrative, employee physical fitness, educational and other related activities and facilities subordinate to a permitted use. (ORD 3136; October 1979)
7. Cold storage plants.
8. Equipment sales, including incidental service and repair (excludes retail sales of specific items on display).
9. Fuel oil distributors.
10. Printing, publishing and book binding.

20.15.10.2.A.

11. Processing uses such as bottling plants, creameries, laboratories, blueprinting and photocopying, laundries, carpet and rug cleaning plants, cleaning and dyeing plants, tire retreading, recapping and rebuilding.
12. Storage yard for building materials; except bulk materials such as sand, gravel and the like are not permitted in the IP zone.
13. Trailer, recreational vehicle or boat storage only.
14. Accessory structures and uses to a particular permitted use.
15. Railroad tracks and facilities such as switching yards, spur or holding tracks, freight depots but not within 200' of a residential zone.
16. Office uses existing at the effective date of this ordinance or vested by this ordinance, subject to the provisions of Section 30.15.
17. Nursery, day or child care facility (ORD 3184; July 1980) (See also Special Use Regulations Section, Uses Requiring Special Regulations - Nursery Schools, Day or Child Care Facilities.)
18. Surface parking lots as principal use (ORD 3204; January 1981) (See also Special Use Regulations Section, Uses Requiring Special Regulations - Park and Ride Facilities.)
19. Privately owned recreational facilities such as fitness clubs, racquetball or handball clubs, tennis courts or swimming pools exclusive of spectator sports facilities. (ORD 3739)
20. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]

20.15.10.2.

21. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]
22. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]
23. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
24. Up to and including two (2) satellite antennas less than five (5) meters in diameter on one (1) lot [ORD 4248; April 2003]
25. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable)

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Heliport (See also Special Use Regulations Section, Uses Requiring Special Regulations - Aircraft Landing Facilities.)
2. Facilities related to utility distribution such as substations, water towers, pump stations, other than transmission lines.
3. Motor freight terminal.
4. Eating or drinking establishments. [ORD 3975, February 1997]

20.15.10.2.B.

5. Salvage yards.
6. Planned Unit Developments.
7. Equipment rental agencies (ORD 3136; October 1979)
8. Auto, truck and trailer rental agencies (ORD 3162; March 1980)
9. Mini-storage facilities (ORD 3177; June 1980)
10. Parking structures (ORD 3204; January 1981). (See also Special Use Regulations Section, Uses Requiring Special Regulations - Park and Ride Facilities.)
11. Solid Waste Transfer Stations (ORD 3499)
12. Construction of a wireless communication facility tower [ORD 4248; April 2003]
13. Attachment of a new wireless communication facility to an existing or new privately-or publicly owned building or structure that does not utilize stealth design [ORD 4248; April 2003]
14. More than two (2) satellite antennas five (5) meters or greater in diameter on one (1) lot [ORD 4248; April 2003]
15. Direct-to-home satellite service having antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

C. Prohibited Uses:

1. Any use having the primary function of storing, utilizing or manufacturing explosive materials.
2. Any principal use involving the rendering of fats, the slaughtering of fish or meat, or the fermenting of foods such as sauerkraut, vinegar or yeast.
3. Retail or combination retail-wholesale lumber and/or building materials yard, not including concrete mixing.

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4. Storage or sale yard for contractors equipment, house mover, delivery vehicles, trucking terminal, used equipment in operable condition, and transit storage, except for public transit vehicles. [ORD 4093; March 2000]
5. Trailer sales or repair.
6. Eating or drinking establishments providing drive-in (windows) or take-out serving market areas outside the Industrial Park District. [ORD 3975, February 1997]
7. Automotive Services, Major or Minor [ORD 3975, February 1997]
8. Mobile home parks and subdivisions. (OED 3739)

D. Use Restrictions:

reserved. (not currently specified in Development Code.)

E. District Requirements:

1. There is no Minimum Area for a new Zoning District.
2. There is no Maximum Area for a new Zoning District.

20.15.15. Light Industrial Districts: LI

1. **Purpose.** The Light Industrial District or "LI" District is intended to provide for general industrial activities which require processing, fabrication and storage, including outdoor storage areas, heavy equipment and other uses not compatible in Industrial Park or Campus Industrial areas.
2. **District Standards and Uses.** LI Districts and uses shall comply with the following:

A. Permitted Uses:

Unless otherwise prohibited or subject to a conditional use, the following uses and their accessory uses are permitted:

1. Manufacturing, fabricating, processing, packing or storage uses except any use having the primary function of storing, utilizing or manufacturing explosive materials.
2. Wholesale and distributive activities.
3. Public service or utility uses other than those providing on premise services to individuals or the general public.
4. Research laboratory.
5. Public parks, parkways, recreational facilities, trails and related facilities.
6. Administrative, educational and other related activities and facilities subordinate to a permitted use on the same premises as the principal use.
7. Cold storage plants.
8. Heavy equipment sales, including incidental service and repair.
9. Fuel oil distributors.
10. Printing, publishing and book binding.
11. Retail or combination retail/wholesale lumber and/or building materials yard.

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12. Storage or sale yard for contractors equipment, house moving, delivery vehicles, transit storage, trucking terminal and used equipment in operable condition. [ORD 4071; October 1999]
13. Storage yard for building materials.
14. Trailer, recreational vehicle or boat storage.
15. Accessory structures and uses to a particular permitted use.
16. Railroad tracks and facilities such as switching yards, spur or holding tracks, freight depots but not within 200 feet of a residential zone.
17. Auto, truck and trailer rental.
18. Mini storage.
19. Nursery, daycare facilities. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Nursery Schools, Day or Child Care Facilities.)
20. Automotive services, Minor or Major, entirely within enclosed building. [ORD 3975, February 1997]
21. Collocation of wireless communication facilities on an existing wireless communication facility tower [ORD 4248; April 2003]
22. Installation of wireless communication facilities on streetlights, excluding streetlights on power poles, traffic signal lights, and high voltage power utility poles within public road rights-of-way [ORD 4248; April 2003]
23. Attachment or incorporation of wireless communication facilities to existing or new buildings or structures that are not exclusively used for single-family residential or multi-family residential purposes [ORD 4248; April 2003]

20.15.15.2.A.

24. Temporary wireless communication facilities structures (See also Temporary Structures – Section 40.80) [ORD 4248; April 2003]
25. Up to and including two (2) satellite antennas less than five (5) meters in diameter on one (1) lot [ORD 4248; April 2003]
26. Installation of one (1) replacement wireless communication facility tower on a parent parcel containing an existing tower supporting one (1) carrier for the purpose of providing collocation opportunity consistent with previous land use approvals [ORD 4248; April 2003]

- B. Conditional Uses: (Subject to Section 40.15 or Section 40.96 as applicable) [ORD 3975, February 1997]

The following uses and their accessory uses may be permitted subject to the approval of a Conditional Use (CU):

1. Heliport. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Aircraft Landing Facilities.)
2. Facilities relating to utility distribution such as substations, water towers, pump stations and other transmission lines.
3. Concrete mixing and asphalt batch plants.
4. Trailer sales or repair.
5. Eating or drinking establishments. [ORD 3975, February 1997]
6. Salvage yards and recycling centers.
7. Office uses as principal uses up to 15 percent of the total land area of an "LI" District. These uses shall be of the same type as listed in Section 20.15.05.2.A.6. and area limitations shall be calculated according to Section 20.15.60.3 [ORD 4071; October 1999]

20.15.15.2.B.

8. Surface parking lot or parking structure as a principal use. (See also Special Use Regulations Section, Uses Requiring Special Regulations - Park and Ride Facilities.)
9. Motor Freight Terminal.
10. Vehicle Storage Yards. (ORD 3314, April 1983)
11. Solid Waste Transfer Station. (ORD 3499)
12. Construction of a wireless communication facility tower [ORD 4248; April 2003]
13. Attachment of a new wireless communication facility to an existing or new privately-or publicly owned building or structure that does not utilize stealth design [ORD 4248; April 2003]
14. More than two (2) satellite antennas five (5) meters or greater in diameter on one (1) lot [ORD 4248; April 2003]
15. Direct-to-home satellite service having antennas greater than one (1) meter in diameter [ORD 4248; April 2003]

C. Prohibited Uses:

1. Mobile home parks and subdivisions. (ORD 3739)
2. Eating or drinking establishments providing drive-in (windows) or take-out serving market areas outside the Light Industrial District. [ORD 3975, February 1997]

D. Use Restrictions:

reserved. (not currently specified in Development Code.)

E. District Requirements:

1. There is no Minimum Area for a new Zoning District.
2. There is no Maximum Area for a new Zoning District.

20.15.50. Site Development Requirements.

	<u>CI</u>	<u>LI</u>	<u>IP</u>
1. Minimum Lot Area: (in Square Feet)	None	None	None
2. Minimum Lot Dimensions: (in feet)			
A. Width	None	None	None
B. Depth	None	None	None
3. Minimum Yard Setbacks: (in feet)			
A. Front	35	35	35
B. Side	10	10	10
C. Rear	None	None	None
D. Reduction to setback standards. Under the thresholds outlined in Section 40.30.5, application may be made for zero side yard setbacks. (ORD 3494) [ORD 4224; August 2002]			
E. Any yard abutting residentially developed property or developable property in a residential zone shall have a minimum setback of 75 feet (ORD 3549)			
F. No side or rear yard setbacks required where side or rear property lines abut a railroad right-of-way or spur track.			
4. Maximum Building Height: (in feet)			
A. Maximum building height except as provided by Section 60.50.10 of this ordinance	45'	45'	45'

20.15.50.4.

- B. The maximum height for wireless communication facilities inclusive of antennas in all industrial zoning districts shall be one hundred twenty (120) feet. The maximum height of at-grade equipment shelters for wireless communication facilities in all industrial zoning districts shall be twelve (12) feet. [ORD 4248; April 2003]

	<u>CI</u>	<u>LI</u>	<u>IP</u>
5. Maximum Lot Coverage:	60%	60%	60%
6. Public parks: Public parks, parkways, recreation facilities, trails and related facilities are exempt from these site development requirements.			

20.15.55. Supplemental Development Requirements [ORD 4224; August 2002]

In addition to the site development requirements listed in Section 20.15.50, development in industrial zoning districts shall be subject to the following supplemental development requirements:

- 1. Off Street Parking and Loading.** In addition to the provisions of Section 60.25 (Off-Street Loading) and Section 60.30 (Off-Street Parking), the following shall apply to all development in industrial zoning districts.
 - A. No parking shall be allowed within the first 20 feet of the front yard setback. Parking shall be permitted within side or rear yard setbacks; provided, however, when the side and/or rear yards abut a residentially developed property or developable property in a residential zoning district there shall be no parking within the first 20 feet of the setback. (ORD 3549)
 - B. In addition to the requirements of Section 60.25, off-street loading shall not be permitted within side or rear yard setbacks abutting a residentially developed property or developable property in a residential zoning district or within front yard setbacks abutting any residentially developed property or developable property in a residential zoning district unless the setback is increased to 75 feet and the first 20 feet from the property line is landscaped or screened. (ORD 3549)
- 2. Extension of Facilities.** [ORD 4061, September 1999] To provide for orderly development of the adjoining property or to provide an adequate grid of the City system, the City Engineer or designee shall require extension of water lines, sanitary and storm sewer lines through applicant's property to the property line of the adjoining or abutting property. Extension of streets shall conform to the requirements of Section 60.55 Transportation Facilities. Facilities required in accordance with this section shall be consistent with the acknowledged Comprehensive Plan. Where physical or topographic conditions make the extension of a facility or facilities impracticable, the City Engineer or designee may require a cash payment to the City in lieu of the extension of the facility or facilities, the amount of which shall be equal to the estimated cost of the extension(s) under more suitable conditions.

20.15.55.

3. **Adjacent Residential Zoning District(s).** No service roads, spur trackage, hardstands, outside storage areas, etc. shall be permitted within required yards adjacent to residential zoning district(s).
4. **Required Conditions.** The following is required for development within the Campus Industrial, Industrial Park and Light Industrial zoning districts:
 - A. All business, service, repair, processing, storage or merchandise display shall be conducted wholly within an enclosed building unless screened by a sight-obscuring fence or wall.
 - B. Motor vehicle, boat, or trailer storage lots shall be drained and surfaced with crushed rock or pavement except in those portions of the lot maintained as landscaped areas.
 - C. All materials, including wastes, shall be stored and all grounds shall be maintained in a manner which will not attract or aid the propagation of insects or rodents or create health or fire hazards. All areas for storage of waste shall be fully screened.

[ORD 4332; November 2004]

20.15.60 Development Control Areas [ORD 4224; August 2002]

1. There shall be established five (5) development control areas in which the area use limitations established in Sections 20.15.05.2.A.5 through 7, Section 20.15.05.2.B.3, and Section 20.15.15.2.B.7 shall apply. These development control areas are: [ORD 4107; May 2000]
 - A. Area 1 is that area lying north of Tualatin Valley Highway, west of Hocken Avenue, south of Jenkins Road, and east of the Bonneville Power Administration Powerline and Millikan Boulevard. [ORD 4107; May 2000]
 - B. Area 2 is that area lying north of Scholls Ferry Road, west of Highway 217, south of Fifth Street, and east of Alger Street, King Boulevard, and Fanno Creek. [ORD 4107; May 2000]
 - C. Area 3 is that area lying north of Denney Road, west of Scholls Ferry Road, Arrowwood Lane, and Jamieson Road, south of Beaverton Hillsdale Highway, and east of Highway 217. (ORD 3494) [ORD 4107; May 2000]

20.15.60.1.

- D. Area 4 is that area lying north of Walker Road, west of Murray Boulevard, south of Cornell Road and Highway 26, east of 173rd Avenue. (ORD 3494) [ORD 4107; May 2000]
 - E. Area 5 is that area lying north of Baseline Road, the Westside MAX light rail line, Merlo Road, and Jenkins Road, west of Murray Boulevard, south of Walker Road, and east of 185th Avenue and 170th Avenue. (ORD 3739) [ORD 4107; May 2000]
2. Areas not part of the Areas 1, 2, 3, 4, or 5 described above which may be rezoned CI (Campus Industrial) or which may be annexed to the City and zoned CI pursuant to Section 10.40 shall be added to an existing development control area or be established as a new development control area based upon the following criteria: (ORD 3494) (ORD 3739) [ORD 4107; May 2000]
- A. The size of the newly zoned or annexed area in relation to the purpose of the CI zoning district.
 - B. The proximity of the newly zoned or annexed area to existing CI zoning district development control areas.
 - C. The present or proposed use of the area in question.
 - D. The degree of development of existing development control areas.
3. Calculations for uses permitted under Sections 20.15.05.2.A.5 through 7, Section 20.15.05.2.B.3, and Section 20.15.15.2.B.7, shall be based on net acreage and determined as follows:
- A. For a development proposal(s) within the CI zoning district, all property zoned CI within the Development Control Area shall be included in area calculations.
 - B. For a development proposal(s) within the LI zoning district, all property zoned LI within the Development Control Area shall be included in area calculations.
 - C. An entire lot utilized for a single use shall be debited against a maximum area limitation for that use.
 - D. In cases where a single lot contains a mixture of uses, the area utilized by any one use shall be the proportion the use occupies to the total area of the lot.

20.15.65. Performance Standards.

1. **Vibration.** No vibration other than that caused by highway vehicles, trains and aircraft shall be permitted which is discernible without instruments at the property line of the use concerned.
2. **Odors.** The emission of odorous gasses or matter as to be readily detectable at any point beyond the property line is prohibited.
3. **Heat and Glare.** Except for exterior lighting, operations producing heat and glare shall be conducted entirely within an enclosed building.
4. **Administration and Enforcement.** Prior to the City taking any action on a Type 1, Type 2, or Type 3 application or the issuance of an occupancy permit, information sufficient to determine the degree of compliance with the standards in this subsection shall be furnished by the applicant. Such request may include continuous records of operations, for periodic checks to assure maintenance of standards, or for special surveys. [ORD 4224; August 2002]

